



HERRIMAN CITY PLANNING COMMISSION MEETING MINUTES

Thursday, October 16, 2014

Approved November 6, 2014

6:30 P.M. Work Meeting

[6:28:35 PM](#)

Attendance

Planning Commission Members:

Chris Berbert
Blayde Hamilton
Wayne Hill
Adam Jacobson
Jessica Morton
Robyn Shakespear
Clint Smith
Wade Thompson

Council Members:

Mayor Freeman, Matt Robinson

City Staff:

Sandra Llewellyn, Planning Administrative Coordinator
Heather Upshaw, Planner III
Gordon Haight, Assistant City Manager
John Brems, City Attorney
Blake Thomas, City Engineer
Augusto Robles, Engineering

Guests:

Please see the attendance sign in sheet.

[6:28:55 PM](#) The Overlook at Rosecrest

Planner III, Heather Upshaw turns the time over to Matt Watson to discuss a plan for east Rosecrest. Matt Watson, Momentum Development presents a project that will be in east Herriman south of the Meadows on the east side of Mountain View Corridor. The builder is Valcon Construction. Originally this project was going to be in the Herriman Town Center but is now moving to Rosecrest. It's in a 12 acre area, 196 units in five phases. A brief discussion regarding the surrounding area took place. This is a rear loaded product, with townhome density and mixed use zone because of the campus and the CDA. The units will be two and three story units with two car garages and single car garages. A discussion about parking took place. It does meet the ordinance of two stalls per unit. Planning Commission members asked for more guest parking. This project will be presented on November 6, 2014 during Planning Commission.

[6:42:55 PM](#) John Brems, City Attorney provided training regarding appeals from the Planning Commission.

[7:00:28 PM](#) Work Meeting Adjourned

7:00 P.M. Regular Planning Commission Meeting:

Attendance

Planning Commission Members:

Chris Berbert
Blayde Hamilton
Wayne Hill
Adam Jacobson
Jessica Morton
Robyn Shakespear
Clint Smith
Wade Thompson

Council Members:

Mayor Freeman

City Staff:

Sandra Llewellyn, Planning Administrative Coordinator
Heather Upshaw, Planner III
Cindy Quick, Deputy Recorder
Gordon Haight, Assistant City Manager
John Brems, City Attorney
Blake Thomas, City Engineer
Augusto Robles, Engineering

Guests:

Please see the attendance sign in sheet.

1. GENERAL BUSINESS:

[7:05:57 PM](#) Chair Smith welcomes those in attendance.

1.1 [7:06:20 PM](#) Reverence / Thought: [Gordon Haight](#)

1.2 [7:06:51 PM](#) Pledge of Allegiance: [David Watts](#)

1.3 [7:07:23 PM](#) Roll call: [Full Quorum](#)

1.4 [7:07:27 PM](#) Approval of Minutes for: [October 2, 2014](#)

Commissioner Adam Jacobson **MOVES** to continue the minutes for October 2, 2014.

Commissioner Wayne Hill **SECONDED** the motion.

Chair Smith asks for a vote. The vote is as follows:

Commissioner Jessica Morton	Yes
Commissioner Blayde Hamilton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Wayne Hill	Yes
Commissioner Wade Thompson	Yes
Commissioner Adam Jacobson	Yes

Vote passed.

Motion carried.

2. **REGULAR AGENDA:**

- 2.1 [7:08:07 PM](#) [42C14](#) – Hoopiaina – 13542 S Heather Daisy Drive – Home Occupation of a Daycare Acres: .26 – Zone: A-.25

Planner III, Heather Upshaw orients the commission with site plans, aerial maps and other images that she has prepared. There was a complaint from a neighbor regarding fencing. Letters were sent out and the email received is included in the packet.

A dialogue was held between commission and staff. Because this is a conditional use then commissioners could require fencing if they feel it a safety concern. The general consensus of the commission was to require fencing and continue this item to be able to address the applicant who was not present tonight.

Commissioner Blayde Hamilton **MOVES** to continue this item to the next meeting on November 6, 2014.

Commissioner Wade Thompson **SECONDED** the motion.

Chair Smith asks for a vote. The vote is as follows:

Commissioner Jessica Morton	Yes
Commissioner Blayde Hamilton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Wayne Hill	Yes
Commissioner Wade Thompson	Yes
Commissioner Adam Jacobson	Yes

Vote passed.

Motion carried.

Commission unanimously allowed public comment from Matt Watson, 6703 Gina Road. He would like the commissioners to look at parking restrictions to keep parking available. Matt Watson mentioned that a truck and boat parked in the owner's driveway haven't moved for as long as he's lived there. The truck has flat tires and is not mobile. If the owner cleared off the driveway, there would be plenty of room for cars to drop off and pick up.

- 2.2 [7:12:08 PM](#) [19S12-01](#) – Anderson Wahlen & Associates – 5406 W 13400 S – Subdivision Amendment to Add One Lot – Acres: 2.01 – Zone: MU-2 (**PUBLIC HEARING**)

Planner III, Heather Upshaw orients the commission with site plans, aerial maps and other images that she has prepared. She explains that this lot is being subdivided and the owner is selling off the additional lot. The lot is next to AutoZone. There would be one drive approach that would be shared. A shared access easement needs to be on the map.

A brief dialogue was held amongst commission. The general consensus of the commission was concern regarding access. The applicant for this item was not in attendance. Several commission members wanted to continue the item for the applicant to be present.

[7:15:21 PM](#) Chair Smith opens the meeting for public comment and calls for any citizen who wishes to speak to come to the podium, fill out a comment form and state name and address.

Citizen Comments: none

[7:15:46 PM](#) Chair Smith closes public comment.

Planner III, Heather Upshaw comments that the agent probably didn't get the notice to be here tonight, it was probably America First who received the notice and that would be why the applicant isn't here tonight.

Commissioner Wayne Hill **MOVES** to approve this item with staff requirements.

Commissioner Jessica Morton **SECONDED** the motion.

Chair Smith asks for a vote. The vote is as follows:

Commissioner Jessica Morton	Yes
Commissioner Blayde Hamilton	No (for consistency)
Commissioner Robyn Shakespear	No (for consistency)
Commissioner Wayne Hill	Yes
Commissioner Wade Thompson	No (for consistency)
Commissioner Adam Jacobson	Yes
Chair Clint Smith	Yes

Vote passed.

Motion carried.

3. **NEW ITEMS OF SUBSEQUENT CONSIDERATION (OTHER):**

Commissioner Wayne Hill is excited that his daughter returns home tomorrow from her mission.

4. **ADJOURNMENT:**

Chair Clint Smith calls for a motion to adjourn.

Commissioner Jessica Morton **MOVES** to adjourn the meeting and the motion passed unanimously.

Meeting adjourned at 7:19:01 PM .

5. **FUTURE MEETINGS:**

5.1 City Council Meeting - Wednesday, **October 22, 2014** @ 7:00 PM

5.2 Planning Commission Meeting - Thursday, **November 6, 2014** @ 7:00 PM

I, Cindy Quick, Deputy Recorder of Herriman City hereby certify that the foregoing minutes represent a true, accurate and complete record of the meeting held on October 16, 2014. This document constitutes the official minutes for the Herriman City Planning Commission Meeting.



Cindy Quick, Deputy Recorder